



**CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
MARCH 7, 2019
1:30 P.M.**

MINUTES

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:59 p.m. Chairwoman Livingston present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT: 6

Chairwoman Margaret Livingston
Vice-Chairman Patrick Hernandez
Commissioner Chris Cummings
Commissioner Sam Trimble
Commissioner Deborah Torres
Commissioner Juan Uribe

COMMISSIONERS ABSENT: 3

Commissioner Rick Cabrera
Commissioner Muñoz
Commissioner Sandra Hernandez

AGENDA

Commissioner Trimble read the rules into the record. Raul Garcia, Program Manager, Planning & Inspections, read the revisions to the agenda into the record and noted one revised staff report.

***ACTION:** Motion made by Commissioner Trimble, seconded by Commissioner Uribe, and unanimously carried to **APPROVE** the changes to the agenda.

AYES: Chairwoman Livingston, Vice-Chairman P. Hernandez and Commissioners Cummings, Trimble, Torres and Uribe

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioners Cabrera, Muñoz, and S. Hernandez

NOT PRESENT FOR THE VOTE: N/A

Motion passed.

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I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

NO ACTION WAS TAKEN.
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II. CONSENT AGENDA

ACTION: Motion made by Commissioner Cummings, seconded by Commissioner Uribe, and unanimously carried to **APPROVE, AS REVISED**, all matters listed under the **CONSENT AGENDA AND REGULAR AGENDA - DISCUSSION AND ACTION**, unless otherwise noted. (Items approved, postponed, or deleted pursuant to the **CONSENT AGENDA AND REGULAR AGENDA - DISCUSSION AND ACTION** vote will be shown with an asterisk {*}).

Resubdivision Combination:

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|-------------------------|---|
| 1. SUSC19-00001: | Montecillo Unit Nine West Replat A – Being a Replat of Block 35, Montecillo Nine West, City of El Paso, El Paso County, Texas |
| Location: | South of Mesa Hills and West of Mesa |
| Existing Zoning: | SCZ (SmartCode) |
| Property Owner: | EPT Mesa Development LP |
| Representative: | David Bogas, EPT Land Communities |
| District: | 8 |
| Staff Contact: | Karina Brasgalla, (915) 212-1604, brasgallakx@elpasotexas.gov |

Prior to the meeting, staff distributed a revised staff report for this item.

Motion made by Commissioner Trimble, seconded by Commissioner Uribe, and unanimously carried to **APPROVE** this item.
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III. REGULAR AGENDA - DISCUSSION AND ACTION:

Subdivision Applications:

SUBDIVISION MAP APPROVAL:

NOTICE TO THE PUBLIC AND APPLICANTS:

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

Major Combination:

2. **SUSU18-00092:** Ventura Estates – A portion of Tract 22, J.M. Jett Survey No. 155, City of El Paso, El Paso County, Texas
Location: North of Mesa and East of Doniphan
Existing Zoning: C-4 (Commercial)
Property Owner: 5044 Plus, LTD
Representative: Sitework Engineering
District: 1
Staff Contact: Brenda Cantu, (915) 212-1642, cantubr@elpasotexas.gov
POSTPONED FROM JANUARY 24, FEBRUARY 7, FEBRUARY 21, 2019

Brenda Cantu, Planner, gave a presentation and noted that DCC and Planning Staff recommended denial of the waiver. The property owner has requested to waive the following exception *to construct the required 10' hike and bike on Doniphan*. Ms. Cantu responded to comments and questions from Commissioner Cummings and Chairwoman Livingston.

Jorge Garcia, Sitework Engineering, concurred with all staff comments and to deny the waiver for the 10' hike and bike on Doniphan. Instead the applicant will construct a 5' sidewalk in lieu of the 10' wide hike and bike. Additionally, 15' of additional right-of-way will be dedicated. He responded to comments and questions from the Chairwoman.

Motion made by Commissioner Trimble, seconded by Commissioner Torres, and unanimously carried to **APPROVE** the Major Combination and waiver.

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PUBLIC HEARING Resubdivision Combination:

3. **SUSU18-00105:** Sunrise Acres No. 1 Replat H – A portion of Tract 126, Sunrise Acres No. 1, City of El Paso, El Paso County, Texas
Location: North of Hercules and West of I-54
Existing Zoning: R-4 (Residential)
Property Owners: Miguel De La Riva and Scott E. & Tanya J. Worley
Representative: Dorado Engineering
District: 2
Staff Contact: Jovani Francia, (915) 212-1613, franciajx@elpasotexas.gov
POSTPONED FROM JANUARY 10, JANUARY 24, FEBRUARY 7, AND FEBRUARY 21, 2019

*Motion made by Commissioner Cummings, seconded by Commissioner Uribe, and unanimously carried to **POSTPONE** this item to the March 21st CPC meeting.

4. **SUSU19-00004:** Cottonwood Springs Replat A – A replat of Lot 13, Block 1, Cottonwood Springs, El Paso County, Texas
Location: North of Borderland and West of Doniphan
Existing Zoning: ETJ (Extraterritorial Jurisdiction)
Property Owners: Humberto P. Moreno and Gysel Y. Quintero
Representative: CAD Consulting
District: ETJ (Extraterritorial Jurisdiction)
Staff Contact: Brenda Cantu, (915) 212-1642, cantubr@elpasotexas.gov
POSTPONED FROM FEBRUARY 7, AND FEBRUARY 21, 2019

*Motion made by Commissioner Cummings, seconded by Commissioner Uribe, and unanimously carried to **POSTPONE** this item to the March 21st CPC meeting.

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5. **SUSU19-00009:** 837 Cherry Hill Subdivision– Being a Replat of Lot 9, Block 11, Coronado Country Club Estates and a portion of H.G. Foster Survey #259 A.K.A Tract 3-I, City of El Paso, El Paso County Texas
- Location: North of Cherry Hill Ln. & East of Thunderbird Dr.
- Existing Zoning: R-3 (Residential)
- Property Owner: Carlos Fernandez & Chantal Assael
- Representative: Sitework Engineering, LLC
- District: 1
- Staff Contact: Adriana Martinez, 212-1611, MartinezAD@elpasotexas.gov

Adriana Martinez, Planner, gave a presentation

Jorge Garcia, Sitework Engineering, concurred with all staff comments.

Motion made by Commissioner Uribe, seconded by Commissioner Torres, and unanimously carried to **APPROVE**.

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PUBLIC HEARING Detailed Site Development Plan Application:

6. **PZDS18-00042:** A portion Tract 1, Map No. 2 of Sunnyfields, City of El Paso, El Paso County, Texas
- Location: 7902 Alameda
- Existing Zoning: C-3/sc (Commercial/special contract)
- Request: Detailed Site Development Plan Review per Ordinance No. 5167
- Existing Use: Vacant
- Proposed Use: Office-warehouse
- Property Owners: Jose and Isela Rodriguez
- Representative: Jorge Loya
- District: 7
- Staff Contact: Armida R. Martinez, (915) 212-1605, martinezar@elpasotexas.gov

POSTPONED FROM FEBRUARY 7, AND FEBRUARY 21, 2019

*Motion made by Commissioner Cummings, seconded by Commissioner Uribe, and unanimously carried to **DELETE** this item.

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7. **PZDS19-00004:** Being a Portion of Lot 1, Block 5, Tierra Commercial Unit 5, an addition to the City of El Paso, El Paso County, Texas
- Location: 3260 Zaragoza
- Request: Detailed Site Development Plan Approval
- Zoning: C-4/c (Commercial/condition)
- Existing Use: Vacant
- Proposed Use: Retail Center
- Property Owner: River Oaks Properties, LTD
- Representative: SLI Engineering
- District: 5
- Staff Contact: Santiago Vallejo, vallejos@elpasotexas.gov, 915-212-1561

Representative Contact: Georges Halloul, ghalloul@sl-engineering.com

Santiago Vallejo, Planner, gave a presentation and responded to comments from Commissioner Uribe.

Georges Halloul, SLI Engineering, concurred with all staff comments.

Motion made by Commissioner Uribe, seconded by Commissioner Torres, and unanimously carried to **APPROVE**.

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PUBLIC HEARING Special Permit Application:

8. **PZST19-00004:** A portion of Lot 1, Block 1, Hueco Mountain Village, City of El Paso, El Paso County, Texas
Location: 11800 Montana Avenue
Zoning: C-2/sp (Commercial/special permit)
Existing Use: Medical office
Request: Special Permit to allow for Personal Wireless Service Facility (PWSF) with setback reduction in C-2 (Commercial) zone district
Proposed: New ground-mounted personal wireless service facility
District: 5
Property Owner: UWAMOSAS, LLC
Representative: Pinnacle Consulting, Inc. c/o Chris Curiel / Michelle Lamoureux
Staff Contact: Andrew Salloum, (915) 212-1603, salloumam@elpasotexas.gov

Andrew Salloum gave a presentation. Martha Macias provided sign language interpretation.

Chris Curiel, Pinnacle Consulting, Inc., concurred with all staff comments and appreciated all the information and help along the way.

Motion made by Commissioner P. Hernandez, seconded by Commissioners Uribe and Torres, and unanimously carried to **APPROVE**.

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Other Business:

9. Discussion and action on the City Plan Commission minutes for February 21, 2019

Commissioner Torres noted the following two corrections:

1. Gabriel "Gabe" ~~Genora~~ Giner
2. Pat ~~Reimer~~ Rainer

Motion made by Commissioner Cummings, seconded by Commissioner Uribe, and unanimously carried to **APPROVE WITH CORRECTIONS**.

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10. Discussion and action that the City Plan Commission, in accordance with Section 20.04.470 of the El Paso Municipal Code, determine if a proposed rezoning resubmittal qualifies as a substantial change in conditions. Staff Contact: Raul Garcia, (915) 212-1643, garcia1@elpasotexas.gov

*Motion made by Commissioner Cummings, seconded by Commissioner Uribe, and unanimously carried to **DELETE** this item.

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ADJOURNMENT:

Motion made by Commissioner Trimble, seconded by Commissioner P. Hernandez, and unanimously carried to **ADJOURN** this meeting at 2:19 p.m.

Approved as to form:



Philip F. Etwe, City Plan Commission Executive Secretary